HOUSING MARKET INFORMATION

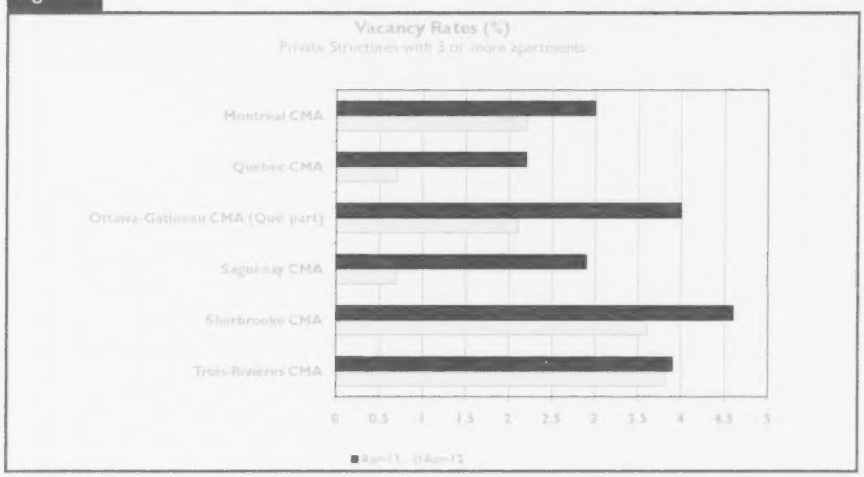
RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

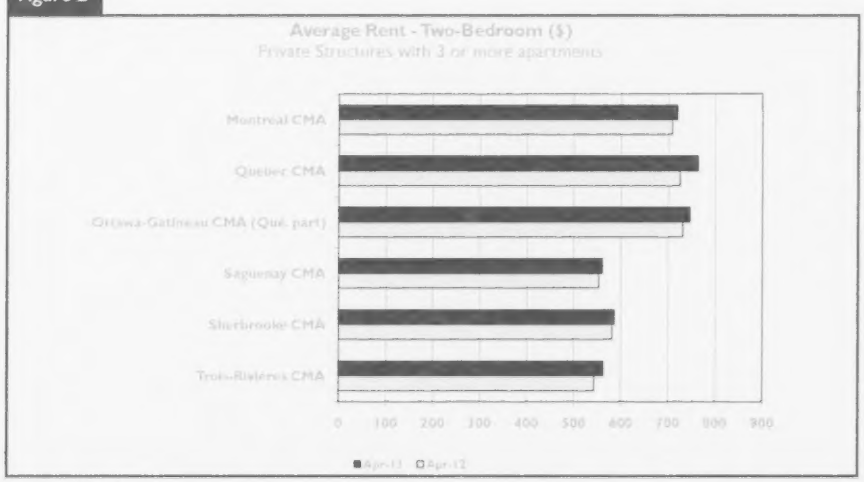
Date Released: Spring 2013

Figure 1



Source: CMHC

Figure 2



Source: CMHC

* Only centres with a population of 10,000 + are included in the survey.

Highlights

- In April, the average vacancy rate for privately initiated structures with three or more units was 3.1 per cent Quebec urban centers (10,000 or more population)
- The vacancy rate increased by approximately 1 percentage point from the spring of 2012
- With the exception of the Trois-Rivières area, all CMAs recorded an increase in their vacancy rate.
- The market is still tighter in the market segment of larger apartments.
- The average rent stood at $ 691 for two-bedroom apartments. At the CMA level, the average rent is between $ 560 and $ 746.

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Rising vacancy rates across Québec

According to the spring rental market survey, conducted Canada Mortgage and Housing Corporation (CMCH), the average vacancy rate[1] for privately initiated buildings with three units or more stood at 3.1 per cent in April in urban centers[2] (10,000 or more) of Québec. This is an increase of approximately one percentage point over the same period last year.

This result is largely due to easing in the census metropolitan area (CMA) of Montréal - whose rental stock is two-thirds of the provincial total - but also in other areas of the province. With the exception of the Trois-Rivières area, all CMAs showed a statistically significant increase in their vacancy rate. With respect to other urban areas, the survey reported a stable rate (3.1 per cent) in agglomarations of between 10,000 and 49,999 inhabitants and a rising rate (3.8 per cent) in agglomerations of between 50,000 and 99,999 inhabitants (see table).

Again this year, the picture of the market by apartment size remains fairly uniform across the province: the market is tighter in the case of larger apartments. Indeed, the vacancy rate is significantly lower for apartments of two and three-bedrooms (2.5 per cent and 2.9 per cent respectively) than for one-bedroom apartments (3.8 per cent). However, the gap between these segments varies depending on the region of the province.

The average rent stands at $ 691 for two-bedroom apartments. With regard to CMAs, the average rent is between $ 560 and $ 746. As for other urban areas, it lies in the lower part of this range. The picture of rents by dwelling size is congruent with the nature of the product and its relative availability. The survey often shows that the average rent jumps by about $ 100 with the addition of a bedroom.

A similar easing was observed during the autumn 2012 survey.

Another sign of easing is the increase in the availability rate (which includes housing units that become available in the short term). According to the spring 2013 survey, this rate has followed the same trend: from 4.9 per cent to 6.0 per cent provincially and increasing significantly in most major centers province.

The easing of a large part of the province's rental markets primarily reflects lower demand. This is due, firstly, to the migration of young families outside Québec (as evidenced by the recent increase in net outflows) and to the home-ownership, as evidenced by the resale market statistics. On the supply side, it remains unchanged. Developers still prefer the condominium segment.

Montréal

The combination of the same factors mentioned above resulted in an increase in the vacancy rate in the metropolitan area Montréal: it rose from 2.2 per cent in April 2012 to 3.0 per cent in April 2013. Making up about half of Montréal's rental stock, the two-bedroom market segment stands out by the fact that its vacancy rate remained unchanged (2.2 per cent) which is the lowest among the bedroom categories. The availability rate increased from 4.6 per cent to 5.9 per cent in April this year. For its part, the average rent for two-bedroom units was $ 719 in April 2013.

Québec

In the Québec CMA, the rental market also eased notably this spring. The vacancy rate went from 0.7 per cent last year to 2.2 per cent this year. This is the case for all market segments, particularly that of two-bedroom apartments. In addition to a decline in demand, we can add, in the case of Québec, an increase in supply, as evidenced by the data from the housing starts survey. As for the availability rate, it has also increased and is above the 6 per cent level (compared to 4.0 per cent the previous year). The average rent for a two bedroom apartment was $ 763 / month this spring.

Gatineau

The Quebec portion of the CMA Ottawa-Gatineau is one of the areas where the rental market eased the most. According to the April survey, the vacancy rate has almost doubled (4.0 per cent compared to 2.1 per cent last spring). This result also reflects the situation by bedroom type. According to the survey, the availability rate also increased (6.4 per cent against 4.0 per cent in 2012). This easing of the rental market is also explained by a decline in demand. The average rent of CMA ($ 746) is still the highest in the province. This is explained, among other things by a relatively younger stock and its proximity to the Ottawa market.

[1] Based on privately-iniciated rental apartments structures of three or more units.

[2] Urban centres are defined as centres with a polulation of over 10,000. Census metropolitan areas (CMA) are based on Statistics Canada definition.

Sherbrooke

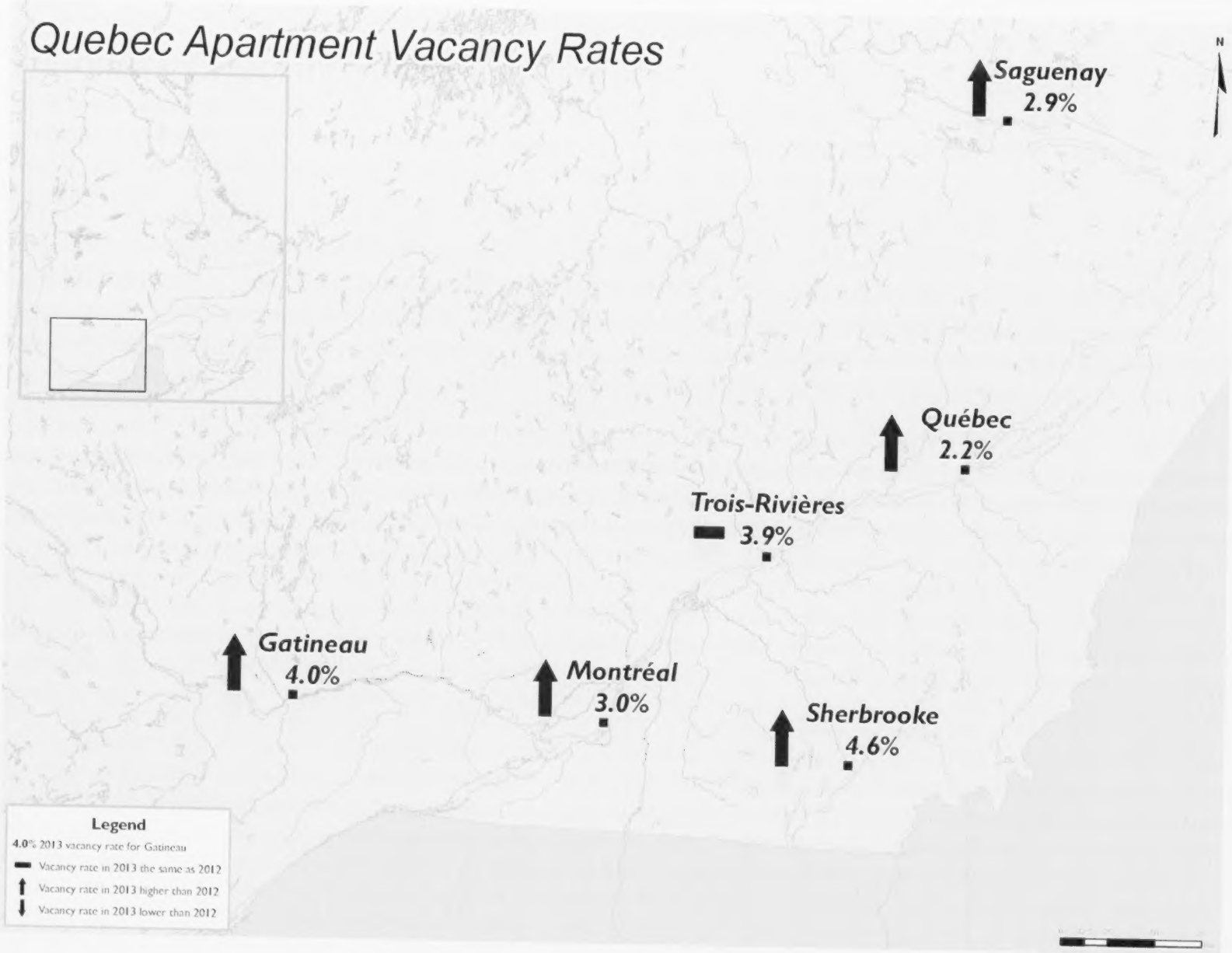
Up one point compared to the spring of 2012, the vacancy rate stood at 4.6 per cent in the Sherbrooke area. This is the highest vacancy rate among CMAs (followed by Gatineau at 4.0 per cent). In Sherbrooke, the decline in rental demand is explained by a move toward ownership of semi-detached and row homes. On the supply side, an increase is observed. Although decreased (7.0 per cent against 8.0 per cent in 2012), the availability rate is still the highest among CMAs, indicating that a higher proportion of renters have indicated that they will not renew their lease. The average rent for a two bedroom went from $ 581 to $ 586 in April 2013.

Trois-Rivières

Unlike other CMAs in the province, the overall market remained generally stable in the Trois-Rivières area (vacancy rate of 3.9 per cent). Again this year, the most spacious accommodations are those that showed the tightest conditions. Moreover, rates in some categories actually fell. In April 2013, the average rent rose to $ 562 for two-bedroom apartments. This is among the lowest among CMAs. It is likely that the market dynamics are different in this area: a rental demand wich is still supported by relatively low rents and a stagnant supply.

Saguenay

Going from 0.7 per cent in spring of 2012 to 2.9 per cent this year, the vacancy rate in the Saguenay area recorded the highest increase in the vacancy rate. This alleviation is observable in all market segments and is due to stable demand and increased supply. The availability rate is 6.6 per cent compared to 6.0 per cent in the spring of 2012. As for the average rent, it amounted to $ 560 for two-bedroom apartments.


Quebec Apartment Vacancy Rates
N
Saguenay
2.9%
Québec
2.2%
Trois-Rivières
3.9%
Gatineau
4.0%
Montréal
3.0%
Sherbrooke
4.6%
Legend
4.0% 2013 vacancy rate for Gatineau
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Ottawa-Gatineau CMA (Qué. part)	2.5	**	2.5	4.5	2.1	3.9	1.6	2.4	2.1	4.0
Montréal CMA	3.9	3.3	2.2	3.8	2.0	2.2	1.2	3.4	2.2	3.0
Québec CMA	0.9	**	1.0	1.8	0.6	2.1	0.7	1.2	0.7	2.2
Saguenay CMA	**	5.1	1.2	4.0	0.3	2.3	0.0	3.0	0.7	2.9
Sherbrooke CMA	3.7	5.7	3.6	3.6	3.7	5.0	3.4	4.1	3.6	4.6
Trois-Rivières CMA	**	**	4.4	6.2	3.7	3.1	2.6	2.4	3.8	3.9
Québec CMAs	**3.6**	**3.9**	**2.2**	**3.6**	**1.9**	**2.4**	**1.4**	**3.0**	**2.1**	**3.0**
Québec CA 50,000-99,999	**5.6**	**7.8**	**3.7**	**5.6**	**2.5**	**3.0**	**3.0**	**2.7**	**3.0**	**3.8**
Québec CA 10,000-49,999	**4.6**	**5.7**	**3.7**	**4.2**	**2.5**	**2.5**	**2.5**	**2.3**	**2.9**	**3.1**
Québec 10,000+	**3.7**	**4.1**	**2.3**	**3.8**	**2.0**	**2.5**	**1.6**	**2.9**	**2.2**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Ottawa-Gatineau CMA (Qué. part)	528	589	624	627	731	746	820	821	705	721
Montréal CMA	542	573	647	652	708	719	858	907	689	704
Québec CMA	498	523	602	629	725	763	846	876	694	728
Saguenay CMA	372	375	447	446	553	560	590	606	528	533
Sherbrooke CMA	385	392	466	472	581	586	694	713	561	569
Trois-Rivières CMA	373	360	440	444	543	562	598	613	524	534
Québec CMAs	**531**	**556**	**625**	**633**	**697**	**711**	**823**	**860**	**676**	**692**
Québec CA 50,000-99,999	**415**	**427**	**477**	**505**	**562**	**583**	**608**	**622**	**544**	**564**
Québec CA 10,000-49,999	**373**	**382**	**437**	**443**	**532**	**544**	**589**	**603**	**511**	**522**
Québec 10,000+	**521**	**545**	**609**	**618**	**677**	**691**	**787**	**818**	**658**	**674**

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1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Ottawa-Gatineau CMA (Qué. part)	853	869	5,138	5,136	11,466	11,541	2,821	2,820	20,278	20,366
Montréal CMA	45,662	45,802	133,844	135,227	211,742	237,010	59,043	59,478	450,291	477,517
Québec CMA	4,678	4,715	20,017	19,945	39,187	45,008	10,252	10,314	74,116	79,982
Saguenay CMA	257	301	2,052	2,470	4,316	8,545	1,478	1,695	8,103	13,011
Sherbrooke CMA	2,265	2,253	7,186	7,305	17,411	17,675	5,829	5,998	32,691	33,231
Trois-Rivières CMA	663	637	4,431	4,475	8,103	8,333	3,810	3,864	17,007	17,309
Québec CMAs	**54,378**	**54,577**	**172,668**	**174,558**	**292,225**	**328,112**	**83,233**	**84,169**	**602,486**	**641,416**
Québec CA 50,000-99,999	**2,275**	**2,321**	**9,160**	**9,437**	**20,612**	**20,880**	**8,291**	**8,385**	**40,338**	**41,023**
Québec CA 10,000-49,999	**2,418**	**2,578**	**10,187**	**10,610**	**23,157**	**24,829**	**7,392**	**7,659**	**43,154**	**45,676**
Québec 10,000+	**59,071**	**59,476**	**192,015**	**194,605**	**335,994**	**373,821**	**98,916**	**100,213**	**685,978**	**728,115**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Ottawa-Gatineau CMA (Qué. part)	4.7	10.2	4.3	7.2	4.1	6.3	2.9	4.2	4.0	6.4
Montréal CMA	5.9	5.5	5.2	7.9	4.2	4.5	3.5	5.8	4.6	5.9
Québec CMA	4.9	11.0	4.7	5.9	3.7	6.5	3.1	3.0	4.0	6.1
Saguenay CMA	**	**	7.7	9.7	5.2	5.5	5.5	5.6	6.1	6.6
Sherbrooke CMA	9.7	9.2	8.0	6.2	8.1	7.2	7.2	6.5	8.0	7.0
Trois-Rivières CMA	**	**	6.3	9.0	6.2	5.0	5.0	4.5	6.1	6.1
Québec CMAs	**6.0**	**6.3**	**5.3**	**7.7**	**4.4**	**5.0**	**3.8**	**5.3**	**4.8**	**6.0**
Québec CA 50,000-99,999	**10.6**	**10.0**	**7.2**	**7.4**	**5.6**	**5.5**	**6.7**	**5.3**	**6.4**	**6.2**
Québec CA 10,000-49,999	**6.5**	**7.4**	**6.2**	**6.9**	**5.4**	**4.8**	**5.4**	**4.1**	**5.6**	**5.3**
Québec 10,000+	**6.1**	**6.5**	**5.5**	**7.6**	**4.5**	**5.1**	**4.2**	**5.2**	**4.9**	**6.0**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Ottawa-Gatineau CMA (Qué. part)	1.6	++	2.4	++	1.9	**	++	++	1.6	++
Montréal CMA	**	++	2.6	++	1.7	1.9	++	4.3	++	**
Québec CMA	++	**	++	**	++	**	++	**	1.3	**
Saguenay CMA	++	**	++	3.1	**	**	**	2.8	2.0	2.8
Sherbrooke CMA	++	1.4	++	++	**	2.2	**	2.1	1.1	1.6
Trois-Rivières CMA	**	-10.7	2.4	1.9	++	4.1	2.0	4.8	1.9	2.6
Québec CMAs	**1.9**	**++**	**2.2**	**1.0**	**1.5**	**2.1**	**1.5**	**3.9**	**1.2**	**1.3**
Québec CA 50,000-99,999	**++**	**++**	**++**	****	**++**	**1.8**	**2.1**	**++**	**++**	**++**
Québec CA 10,000-49,999	**1.3**	**1.8**	**0.4**	**2.4**	**0.6**	**2.0**	**0.9**	**2.1**	**0.6**	**1.9**
Québec 10,000+	**1.8**	**++**	**2.0**	**1.1**	**1.4**	**2.1**	**1.5**	**3.6**	**1.1**	**1.3**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Amos CA	0.0	0.0	0.4	0.0	0.0	0.2	0.0	1.7	0.1	0.5
Rouyn-Noranda CA	0.5	2.3	0.5	0.8	0.2	0.2	0.4	0.4	0.3	0.6
Val D'Or CA	**	**	0.0	0.0	0.1	0.0	0.2	0.0	0.2	0.1

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Amos CA	360	388	403	416	506	534	562	577	490	510
Rouyn-Noranda CA	371	392	436	458	538	550	629	648	510	525
Val D'Or CA	358	370	423	438	514	522	580	592	495	511

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Amos CA	26	27	236	237	486	485	212	219	960	968
Rouyn-Noranda CA	306	308	739	735	1,423	1,419	396	404	2,864	2,866
Val D'Or CA	255	249	525	527	986	990	608	607	2,374	2,373

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Amos CA	0.0	0.0	0.9	0.0	0.0	1.6	0.0	1.7	0.2	1.2
Rouyn-Noranda CA	0.5	2.8	0.5	0.8	0.2	0.3	0.4	0.7	0.3	0.8
Val D'Or CA	1.9	**	0.4	0.0	0.2	0.2	0.4	0.0	0.5	0.2

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Amos CA	-4.2	**	-1.7	3.9	-0.5	4.6	++	1.5	-0.5	3.6
Rouyn-Noranda CA	**	5.1	3.1	3.0	3.2	2.5	5.0	3.0	3.4	3.6
Val D'Or CA	**	3.0	1.0	3.2	-1.2	2.0	++	2.5	-1.5	2.5

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Drummondville CA	**	**	3.5	5.9	3.1	3.5	3.5	2.2	3.7	4.1
Victoriaville CA	**	**	3.6	3.7	4.0	3.9	4.4	2.7	4.5	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Drummondville CA	373	371	492	495	534	538	597	599	530	530
Victoriaville CA	317	325	420	395	510	501	589	584	499	488

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Drummondville CA	584	607	1,897	1,991	3,481	3,622	2,118	2,157	8,080	8,377
Victoriaville CA	280	282	764	802	1,895	1,963	980	1,011	3,919	4,058

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Drummondville CA	**	**	7.9	6.6	10.0	6.6	11.4	4.7	10.1	6.3
Victoriaville CA	**	**	10.2	**	10.2	6.9	13.4	**	11.5	7.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Drummondville CA	1.5	++	++	++	2.4	++	2.5	++	1.7	++
Victoriaville CA	++	3.6	++	2.7	++	3.4	++	2.9	++	2.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type , Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Montmagny V	**	6.5	1.6	2.4	0.8	1.5	3.6	0.0	1.6	1.8
St. Georges CA	**	**	6.6	4.4	1.9	1.5	**	3.3	3.2	2.6
Sainte-Marie V	**	**	0.7	4.9	1.3	4.0	1.4	2.4	1.4	4.3
Thetford Mines CA	7.1	11.4	4.9	4.1	4.5	3.6	2.2	2.9	4.4	4.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Montmagny V	347	360	430	430	527	531	520	543	497	498
St. Georges CA	325	362	386	392	488	490	485	494	463	469
Sainte-Marie V	349	342	390	396	530	542	571	588	506	518
Thetford Mines CA	421	376	369	369	459	449	478	489	435	428

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Montmagny V	30	31	131	130	391	397	64	59	616	617
St. Georges CA	61	58	478	487	1,326	1,377	202	204	2,067	2,126
Sainte-Marie V	35	36	189	184	631	665	135	137	990	1,022
Thetford Mines CA	71	70	312	339	545	569	186	201	1,114	1,179

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Montmagny V	**	6.5	8.0	4.8	2.8	2.1	5.5	0.0	4.8	2.8
St. Georges CA	**	**	8.5	9.5	5.8	7.9	**	**	6.5	8.7
Sainte-Marie V	**	**	3.4	5.6	7.4	5.7	5.2	4.8	6.4	5.9
Thetford Mines CA	7.1	17.1	6.0	12.5	8.2	11.9	2.8	11.5	6.6	12.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Montmagny V	++	3.0	++	++	0.6	1.3	++	1.4	++	1.7
St. Georges CA	++	++	++	1.8	++	++	**	++	++	0.9
Sainte-Marie V	**	**	2.0	2.1	1.9	1.6	2.4	2.9	2.0	1.6
Thetford Mines CA	**	-3.4	1.8	1.8	5.1	++	1.2	3.4	**	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Baie-Comeau CA	**	**	2.2	3.4	2.2	1.9	**	0.0	2.0	2.4
Sept Îles CA	0.5	**	0.5	1.0	0.1	0.6	0.5	0.2	0.3	0.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Baie-Comeau CA	377	392	470	486	566	593	641	663	535	556
Sept Îles CA	435	438	505	529	604	635	664	671	572	595

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Baie-Comeau CA	81	78	453	449	617	625	246	246	1,397	1,398
Sept Îles CA	228	213	692	709	1,031	1,050	467	468	2,418	2,440

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Baie-Comeau CA	3.0	**	6.6	8.7	4.5	5.1	6.5	1.7	5.4	6.4
Sept Îles CA	0.5	**	0.5	1.2	0.1	0.6	0.5	0.2	0.3	1.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Baie-Comeau CA	-4.8	++	++	3.6	0.9	3.4	1.6	++	0.6	2.6
Sept Îles CA	2.8	3.3	2.1	5.8	1.7	4.1	2.1	3.2	2.6	4.4

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Gaspé V	**	**	0.0	2.5	1.3	1.4	2.9	1.0	1.7	1.8
Les Îles-de-la-Madeleine MÉ	**	**	**	1.2	**	3.8	**	0.0	**	2.6
Matane CA	**	11.9	5.6	5.8	1.9	3.1	0.0	1.2	3.4	4.6
Rimouski CA	2.5	7.3	2.7	2.9	2.9	2.9	**	2.0	2.6	3.3
Rivière-du-Loup CA	4.3	**	5.2	4.3	2.4	1.8	5.0	2.3	3.4	2.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Gaspé V	380	376	452	465	531	546	567	582	506	520
Les Îles-de-la-Madeleine MÉ	**	**	512	540	578	596	**	720	556	580
Matane CA	377	383	435	443	528	535	566	573	486	493
Rimouski CA	446	438	509	520	647	658	692	713	585	599
Rivière-du-Loup CA	355	359	423	424	543	550	597	607	517	526

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Gaspé V	34	34	187	192	271	274	118	119	610	619
Les Îles-de-la-Madeleine MÉ	**	**	**	**	**	**	**	**	238	237
Matane CA	141	144	481	483	579	615	184	188	1,385	1,430
Rimouski CA	593	579	1,430	1,424	2,345	2,306	648	650	5,016	4,959
Rivière-du-Loup CA	185	245	500	525	1,565	1,639	379	381	2,629	2,790

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Gaspé V	**	**	0.0	2.5	1.3	1.4	2.9	1.0	1.7	1.8
Les Îles-de-la-Madeleine MÉ	**	**	**	1.2	2.7	5.4	**	0.0	3.2	3.5
Matane CA	**	11.9	7.4	6.3	3.7	3.1	1.2	1.2	5.0	4.8
Rimouski CA	**	12.1	5.9	6.6	5.5	5.9	2.8	5.0	5.9	6.7
Rivière-du-Loup CA	**	**	7.7	7.1	5.8	4.1	6.8	3.7	6.4	4.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Gaspé V	**	++	0.9	2.2	++	2.7	1.9	2.2	1.6	2.2
Les Îles-de-la-Madeleine MÉ	n/s	**	++	0.9	++	1.2	**	**	++	1.1
Matane CA	1.8	2.2	2.2	1.1	1.7	1.3	-0.8	1.4	1.4	1.3
Rimouski CA	++	++	++	3.0	++	4.1	++	**	++	3.3
Rivière-du-Loup CA	++	2.1	++	1.7	1.3	0.9	0.8	1.3	0.4	1.2

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Alma CA	**	**	9.3	7.5	2.4	3.7	2.6	3.0	3.6	4.2
Dolbeau-Mistassini CA	**	**	6.7	13.2	8.3	8.2	4.9	2.4	7.5	8.2
Roberval V	20.0	**	4.2	11.6	1.7	3.0	3.9	0.0	2.8	4.5
Saint-Félicien V	9.5	0.0	1.0	4.2	1.7	1.5	1.6	0.0	1.9	1.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Alma CA	343	332	379	383	470	482	512	524	463	473
Dolbeau-Mistassini CA	282	306	348	354	430	439	464	472	419	433
Roberval V	**	335	358	366	455	458	525	520	443	446
Saint-Félicien V	349	360	381	394	487	487	563	524	469	469

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Alma CA	23	22	289	290	1,151	1,163	370	370	1,833	1,845
Dolbeau-Mistassini CA	12	12	105	106	357	382	85	86	559	586
Roberval V	5	6	119	120	306	305	79	81	509	512
Saint-Félicien V	21	22	108	109	293	290	66	66	488	487

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Alma CA	**	**	16.9 c	**	9.6 b	9.4 b	7.5 b	8.2 b	10.4 b	10.2 b
Dolbeau-Mistassini CA	**	**	6.7	13.2	9.2	8.5	4.9	2.4	8.1	8.4
Roberval V	20.0	**	4.2	11.6	1.7	3.0	3.9	0.0	2.8	4.5
Saint-Félicien V	9.5	0.0	1.0	4.2	1.7	1.5	1.6	0.0	1.9	1.8

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Alma CA	**	++	++	++	++	1.5	1.4	2.0	++	1.4
Dolbeau-Mistassini CA	**	++	++	++	-5.1	2.1	-2.1	2.3	-4.1	1.3
Roberval V	**	**	++	++	0.6	1.3	++	++	++	1.4
Saint-Félicien V	++	3.2	**	4.1	2.2	2.1	-4.3	++	0.9	2.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Joliette CA	4.3	0.5	3.1	4.2	2.4	2.4	1.9	4.4	2.5	3.1
Lachute CA	**	**	7.4	11.5	2.7	4.1	2.9	3.3	3.9	6.1
Mont-Laurier V	3.4	12.4	3.3	3.5	1.2	1.5	5.1	0.0	2.6	3.0
Prévost V	**	**	**	**	**	**	0.0	0.0	**	**
Rawdon MÉ	**	**	0.0	2.9	0.9	0.9	0.0	**	0.5	1.7
Saint-Agathe-des-Monts V(2)	n/u	0.0	n/u	3.3	n/u	4.1	n/u	2.8	n/u	3.5
Saint-Lin--Laurentides V	**	0.0	**	**	4.2	2.7	**	**	3.9	2.6
Sainte-Adèle V	9.1	**	6.7	0.6	4.9	4.6	7.5	2.4	6.1	3.7
Sainte-Sophie MÉ	**	**	**	**	0.0	0.0	**	**	0.0	**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Joliette CA	411	420	471	472	592	598	655	666	572	578
Lachute CA	402	409	446	453	550	563	583	608	521	531
Mont-Laurier V	360	363	414	416	500	514	546	557	465	470
Prévost V	**	**	544	574	710	757	859	904	649	733
Rawdon MÉ	395	374	425	417	572	589	609	594	539	555
Saint-Agathe-des-Monts V(2)	n/u	430	n/u	498	n/u	590	n/u	704	n/u	570
Saint-Lin--Laurentides V	**	452	443	452	611	655	705	720	592	628
Sainte-Adèle V	449	436	511	528	623	620	662	674	586	589
Sainte-Sophie MÉ	**	**	484	467	509	526	**	795	498	518

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Joliette CA	200	214	957	988	2,922	2,977	888	892	4,967	5,071
Lachute CA	45	46	234	227	501	511	129	124	909	908
Mont-Laurier V	91	93	381	381	492	493	138	139	1,102	1,106
Prévost V	**	**	**	**	**	**	**	**	139	140
Rawdon MÉ	14	15	94	88	247	253	53	60	408	416
Saint-Agathe-des-Monts V(2)	n/u	28	n/u	152	n/u	467	n/u	72	n/u	719
Saint-Lin--Laurentides V	**	**	**	**	**	**	**	**	452	492
Sainte-Adèle V	35	40	182	184	285	304	83	86	585	614
Sainte-Sophie MÉ	**	**	**	**	**	**	**	**	64	67

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Joliette CA	5.4	**	4.8	4.8	5.2	3.8	3.9	4.4	4.9	4.0
Lachute CA	**	**	12.2	17.0	11.0	6.9	12.7	8.8	11.2	10.2
Mont-Laurier V	8.0	12.4	4.4	5.3	4.2	3.0	5.1	0.8	4.7	4.4
Prévost V	**	**	**	**	**	**	**	0.0	**	**
Rawdon MÉ	**	**	1.3	4.4	5.3	2.8	1.9	**	3.8	4.7
Saint-Agathe-des-Monts V(2)	n/u	7.1	n/u	8.6	n/u	9.3	n/u	5.6	n/u	8.5
Saint-Lin--Laurentides V	**	0.0	**	**	5.2	3.2	**	**	5.6	3.3
Sainte-Adèle V	12.1	**	10.9	3.8	8.4	7.5	7.5	7.3	9.2	7.6
Sainte-Sophie MÉ	**	**	**	**	0.0	**	**	**	0.0	5.2

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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Joliette CA	**	++	++	++	++	**	2.6	++	1.2	++
Lachute CA	5.7	**	4.1	++	1.6	1.1	2.4	2.1	2.9	1.2
Mont-Laurier V	++	++	++	1.4	1.1	1.0	-1.2	4.0	0.6	0.7
Prévost V	**	**	++	2.6	**	**	++	**	++	2.0
Rawdon MÉ	++	++	++	++	++	++	-5.4	**	++	++
Saint-Agathe-des-Monts V(2)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Saint-Lin--Laurentides V	**	**	++	++	**	2.4	**	1.8	**	2.0
Sainte-Adèle V	++	++	-1.6	4.2	++	3.5	++	3.2	++	2.1
Sainte-Sophie MÉ	**	**	2.6	++	1.2	3.3	**	**	1.7	2.8

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2] This centre is new to our survey as of 2013

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Cowansville CA	10.4	**	5.2	6.7	7.7	5.4	2.4	7.2	6.1	6.4
Granby CA	**	**	4.9	5.7	1.8	1.6	3.2	1.4	2.8	3.3
Marieville V(2)	n/u	**	n/u	2.8	n/u	1.6	n/u	3.0	n/u	2.1
Saint-Hyacinthe CA	**	0.0	1.2	4.4	2.0	2.7	**	0.7	2.1	2.6
Saint-Jean-sur-Richelieu CA	**	4.8	1.1	4.8	0.9	2.0	2.3	2.3	1.2	2.7
Salaberry-de-Valleyfield CA	0.0	**	0.0	3.4	0.6	1.7	0.0	0.5	0.3	2.0
Sorel-Tracy CA	**	**	10.0	11.6	4.0	3.5	**	4.2	5.5	5.6

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Cowansville CA	366	351	427	437	543	552	568	597	516	531
Granby CA	427	431	498	491	576	595	665	686	563	570
Marieville V(2)	n/u	419	n/u	470	n/u	568	n/u	630	n/u	554
Saint-Hyacinthe CA	443	402	477	494	568	593	639	663	551	574
Saint-Jean-sur-Richelieu CA	412	526	476	620	593	640	667	657	582	635
Salaberry-de-Valleyfield CA	398	355	455	445	564	587	602	616	538	545
Sorel-Tracy CA	377	369	471	468	509	532	557	588	505	522

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Cowansville CA	52	50	394	395	865	886	368	387	1,679	1,718
Granby CA	362	349	1,963	1,980	4,467	4,519	859	904	7,651	7,752
Marieville V(2)	n/u	46	n/u	157	n/u	577	n/u	105	n/u	885
Saint-Hyacinthe CA	389	382	1,547	1,557	3,351	3,402	1,282	1,306	6,569	6,647
Saint-Jean-sur-Richelieu CA	269	328	1,441	1,598	4,391	4,409	2,056	2,016	8,157	8,351
Salaberry-de-Valleyfield CA	82	104	623	607	1,216	1,270	321	327	2,242	2,308
Sorel-Tracy CA	72	76	590	587	1,864	1,915	354	359	2,880	2,937

[2]This centre is new to our survey as of 2013

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Cowansville CA	10.4	**	5.2	8.0	7.9	6.1	2.8	7.5	6.2	7.2
Granby CA	**	**	4.9	**	1.9	1.9	3.2	**	2.9	3.7
Marieville V(2)	n/u	**	n/u	2.8	n/u	2.3	n/u	4.0	n/u	2.7
Saint-Hyacinthe CA	**	**	5.1	5.3	5.9	5.3	4.5	**	5.9	4.6
Saint-Jean-sur-Richelieu CA	**	5.6	4.1	5.9	2.9	3.8	4.5	4.6	3.6	4.5
Salaberry-de-Valleyfield CA	**	**	3.4	8.2	5.1	7.4	**	4.4	5.2	7.2
Sorel-Tracy CA	**	**	13.0	12.6	6.0	4.6	**	4.2	7.6	6.5

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Cowansville CA	**	++	++	2.8	1.5	1.9	++	4.2	1.3	2.0
Granby CA	**	**	-3.2	++	++	++	1.3	++	++	++
Marieville V(2)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Saint-Hyacinthe CA	++	++	++	2.2	**	**	++	++	**	2.0
Saint-Jean-sur-Richelieu CA	++	++	++	++	**	++	**	++	3.8	++
Salaberry-de-Valleyfield CA	**	**	++	++	-4.3	++	++	**	**	1.3
Sorel-Tracy CA	3.0	-3.1	++	**	++	2.8	1.7	3.8	0.9	2.3

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2] This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
La Tuque City	0.0	6.3	13.6	10.2	6.6	5.5	4.8	2.1	8.1	6.2
Shawinigan CA	**	**	12.3	12.3	6.0	6.7	5.2	7.1	7.0	7.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
La Tuque City	313	325	346	349	405	413	472	473	399	404
Shawinigan CA	301	309	359	365	425	451	456	481	419	442

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
La Tuque City	17	16	207	207	359	348	146	143	729	714
Shawinigan CA	78	76	882	887	2,577	2,622	1,328	1,352	4,865	4,937

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
La Tuque City	0.0	6.3	19.4	15.5	11.1	9.0	11.6	4.9	13.4	10.0
Shawinigan CA	**	**	**	19.2	10.7	12.8	8.3	12.9	12.1	14.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
La Tuque City	-0.9	7.0	-3.0	0.8	++	1.6	1.0	0.4	-1.2	1.1
Shawinigan CA	++	++	++	++	++	**	++	++	-1.4	1.5

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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